

# PARTITION PLAT NO. 2006-12

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SE 1/4, SEC. 10, T.4 N., R. 25 E. W.M. MORROW COUNTY, OREGON

CLIENT: RANDALL E. AND CATHERINE A. YATES  
P.O. BOX 24  
BOARDMAN, OR 97818

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN NOVEMBER OF 2006 AT THE REQUEST OF RANDALL E. AND CATHERINE A. YATES. THE PURPOSE OF THE SURVEY IS TO PARTITION A PORTION OF LAND FOR A TELECOMMUNICATIONS TOWER LOCATED IN THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 10 TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE PARENT PARCELS DESCRIPTION IS ON M-33218 AND M-33213 AND ARE DESCRIBED AS FOLLOWS:

M-33218  
TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

SECTION 10: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 225.00 FEET TO THE NORTH LINE OF THAT CERTAIN EASEMENT DEEDED TO F.E. GLENN AND FRANCES T. GLENN BY DEED RECORDED IN MORROW COUNTY DEED RECORDS AT M-19417; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF THAT SAME EASEMENT TO THE NORTHWEST CORNER OF THAT PROPERTY AS DEEDED AT M-19417; THENCE EAST ALONG THE NORTH BOUNDARY OF THAT PROPERTY AS DEEDED AT M-19417, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89°30'43" EAST TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 10, SAID POINT BEING THE SOUTHEAST CORNER OF THAT PROPERTY DEEDED TO VERNON L. RUSSELL IN DEED M-25202 OF MORROW COUNTY DEED RECORDS; THENCE SOUTH 1°58'12" EAST ALONG THE EAST SECTION LINE OF SAID SECTION 10 TO A POINT LYING 338.79 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°30'43" WEST TO A POINT ON THE EAST LINE EXTENDED OF THAT PROPERTY DEEDED AT M-19417; THENCE NORTH ALONG THAT EAST LINE AND EAST LINE EXTENDED OF THAT PROPERTY AS DESCRIBED IN M-19417 TO THE TRUE POINT OF BEGINNING.

A 20' WIDE INGRESS/EGRESS EASEMENT WILL BE CREATED ACROSS A PORTION OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 10 TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE PARCELS DESCRIPTION IS ON M-33213 AND IS DESCRIBED AS FOLLOWS:

M-33213  
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°30'43" WEST, 300.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT; THENCE SOUTH 1°58'12" EAST, 340.00 FEET PARALLEL TO THE EAST LINE OF SAID SECTION 10 TO A POINT; THENCE NORTH 89°30'43" EAST, 300.00 FEET PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE NORTH 1°58'12" WEST, 340.00 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM A 30.00 FOOT WIDE ACCESS EASEMENT ALONG THE NORTH LINE THEREOF FOR INGRESS AND EGRESS. CONTAINING 2.1 ACRES, MORE OR LESS.

DURING THE COURSE OF THIS SURVEY KEVIN J. AND WENDY A. TAYLOR, OWNERS OF THE PARCEL OF LAND LOCATED TO THE NORTHWEST OF THE PARENT PARCEL, REQUESTED THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND BE MONUMENTED. THE PARCELS DESCRIPTION IS ON DOCUMENT NO. 2006-16480 AND IS DESCRIBED AS FOLLOWS:

DOCUMENT NO. 2006-16480

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE NORTH 01°58'12" WEST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1298.96 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MORROW COUNTY, AS MICROFILM NO. M-30711, MORROW COUNTY MICROFILM RECORDS; THENCE SOUTH 89°30'43" WEST, 300.00 FEET ALONG THE NORTH LINE OF THAT PARCEL OF LAND DEEDED TO RANDY AND CATHERINE YATES AS MICROFILM NO. M-30748, MORROW COUNTY MICROFILM RECORDS AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°30'43" WEST A DISTANCE OF 381.27 FEET; THENCE SOUTH 01°58'12" EAST A DISTANCE OF 340.00 FEET, MORE OR LESS TO THE NORTH LINE OF THAT TRACT OF LAND DEEDED TO F.E. AND FRANCES GLENN AS MICROFILM NO. M-19417, MORROW COUNTY MICROFILM RECORDS; THENCE EASTERLY A DISTANCE OF 381.27 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID YATES TRACT OF LAND; THENCE NORTH 01°58'12" WEST A DISTANCE OF 340.00 FEET, TO THE POINT OF BEGINNING.

A 1 INCH PIPE AND A 1/2 INCH ALUMINUM CAP WERE RECOVERED, MARKING THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER RESPECTIVELY, BOTH OF SECTION 10.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON RTK HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE PREVIOUSLY MENTIONED 2 FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 20 SECOND EPOCH ON A FIXED SOLUTION.

## DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE RANDALL E. AND CATHERINE A. YATES, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND MORROW COUNTY ORDINANCES, AND DO HEREBY DEDICATE TO THE USE OF PARCEL 2 FOREVER THE 20 FOOT WIDE INGRESS/EGRESS EASEMENT AS SHOWN HEREON.

*Randall E. Yates*  
RANDALL E. YATES  
*Catherine A. Yates*  
CATHERINE A. YATES

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 18 Dec 2006 APPEARED RANDALL E. YATES AND CATHERINE A. YATES TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Lila Killingbeck*  
NOTARY PUBLIC FOR OREGON

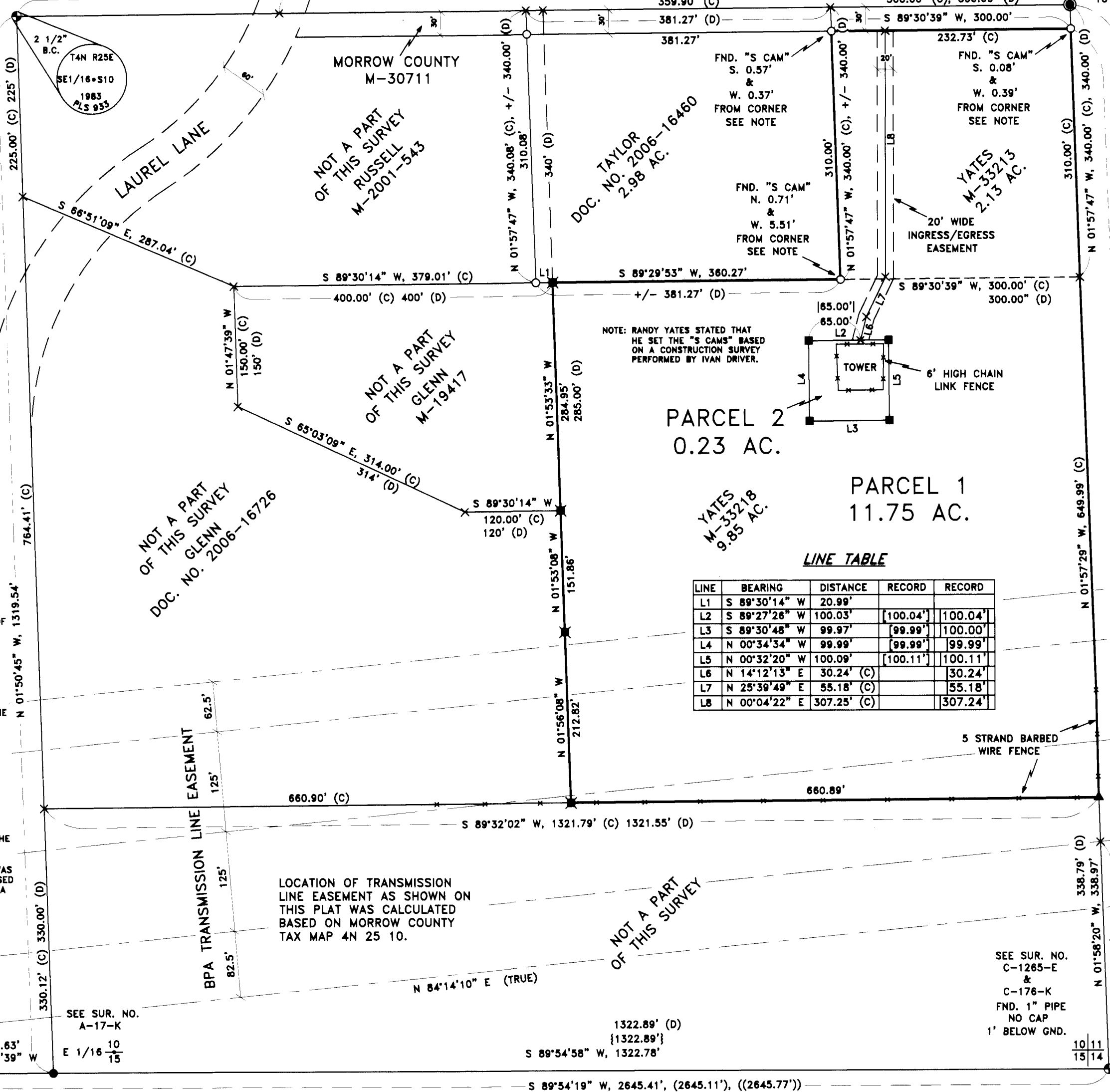
PRINTED NAME *Lila Killingbeck*

COMMISSION NO. 392329

MY COMMISSION EXPIRES 5/2/09

- ### NOTES
- ( ) KRUMBEIN FOR PORT OF MORROW SUR. NO. C-176-K
  - [ ] STRATTON FOR SPECTRASITE SUR. NO. C-1265-E
  - { } KRUMBEIN FOR SICART SUR. NO. A-17-K
  - (( )) KRUMBEIN FOR PRICHARD SUR. NO. B-19-K
  - ( ) PUTNAM FOR SPECTRASITE
  - (D) DEED
  - (C) CALCULATED

- ### LEGEND
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
  - FOUND MONUMENT AS NOTED
  - × COMPUTED POINT (NOT SET)
  - FOUND 5/8" IRON ROD
  - FOUND 1" IRON ROD
  - ▲ FOUND 3/4" IRON ROD
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1111"
  - ✱ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2850"
  - PARTITION BOUNDARY
  - FENCE AS NOTED



## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN NOVEMBER 2006, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RANDALL E. AND CATHERINE A. YATES IN MORROW COUNTY, OREGON.

*Keith P. Primm*  
KEITH P. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/08

DATE 18 DEC 06

## PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrail.net

CLIENT: RANDALL E. AND CATHERINE A. YATES

SE 1/4, SEC 10, TWP. 4 N. RNG. 25 E. W.M.

PROJECT: PARTITION SURVEY OF A PORTION OF THE SE 1/4 OF THE SE 1/4, SEC. 10, TWP. 4 N. RNG. 25 E.W.M. FOR A TELECOMMUNICATIONS TOWER.

JOB#: 0610002  
DATE: 05 DEC 06  
FB/PG: 022/23  
SHEET: 1 OF 1  
DRAWN BY: KPP  
APPROVED: KPP

## APPROVALS

MORROW COUNTY SURVEYOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

*John A. Cooper*  
MORROW COUNTY SURVEYOR

DATED THIS 19 DAY OF Dec 2006

## CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF BOARDMAN REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

*Robert A. Miller*  
CITY MANAGER

DATED THIS 18 DAY OF Dec 2006

## MORROW COUNTY ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

*Robert A. Miller*  
ASSESSOR TAX COLLECTOR

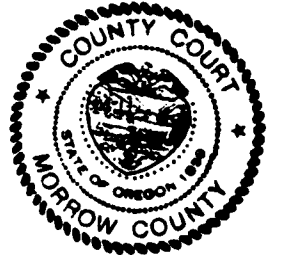
DATED THIS 19 DAY OF December, 2006

## RECEIVED BY

Morrow County Surveyor  
Date Dec 19 2006  
Rec'd By SKB  
No. 1487-C

## MORROW COUNTY CLERK:

STATE OF OREGON } SS  
COUNTY OF MORROW }



I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON:

THE 19th DAY OF December 2006 AT 9:57 A.M. AS FILE NO. 2006-18269

*Bobbi Childers*  
MORROW COUNTY CLERK  
*Theresa Jessen*  
DEPUTY

1487